

Minutes of the January 2, 2018 APC Meeting*Presented for approval: January 16, 2018*

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Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, January 2, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher (arrived at 7:04 p.m.), Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard (arrived at 7:04 p.m.).

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner, Pam Howard, Associate Planner; Amanda Rubadue, Associate Planner; Caleb Ernest, and Brian Zaiger, City Attorney.

Approval of Minutes: December 18, 2017 Meeting Minutes.

Motion: Approve December 18, 2017 Meeting Minutes as presented.

Motion: Schmitz; Second: Horkay. Motion passed. Vote: 7-0.

Election of Officers: Postponed to next meeting as a result of inadequate public notice.

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS**1801-DDP-02****MSD Westfield - Self Storage***17200 Foundation Parkway*

Sterling Construction Corporation by American Structurepoint requests Detailed Development Plan approval of a Self-Storage Facility on 4.12 acres +/- in the Custom Commerce Park Planned Unit Development (PUD) District.

Motion: Approve Consent Agenda Items as presented.

Motion: Horkay; Second: Maue. Motion passed. Vote: 7-0.

Kelleher and Woodard arrived at 7:04 p.m.

PUBLIC HEARING ITEMS**1801-SPP-01 &
1801-ODP-01****Sunbelt Rentals***902 East 169th Street*

Presley Property Management Group, LLC by Coots, Henke, and Wheeler, P.C. requests Primary Plat and Overall Development Plan review for two (2) industrial lots on approximately 31.29 acres +/- in the OI: Open Industrial District.

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Ernest presented a summary of this Primary Plat and Overall Development Plan review request.

Dan Coots, with Coots, Henke and Wheeler gave an overview of the proposal, including proposed layout, landscaping plan, elevations and character exhibits. He indicated that the petitioner will continue to work with staff to make sure all items are compliant.

Public Hearing for 1801-SPP-01 & 1801-ODP-01 opened at 7:09 p.m.

No public comment.

Public Hearing for 1801-SPP-01 & 1801-ODP-01 closed at 7:10 p.m.

Kelleher asked about screening for outside storage.

Rusty Spiars, with Spiars Engineering, used the landscaping plan to show the fence and plant screenings that would be used.

Smith inquired about the nature of the traffic associated with the business.

Spiars stated that traffic would come from 169th Street. He said that a deceleration lane would be added and that traffic would not be heavy, given the nature of the business.

Hoover asked whether the roof overhangs shown in the building character exhibits would be used in the final building.

Spiars responded that overhangs would be included. He also indicated that the wall signs may be smaller than depicted on the exhibits.

Maue questioned there was a requirement for keeping items in the outside storage area out of sight.

Ernest responded that the UDO requirements for outside storage would apply, specifically noting that materials are not allowed to be stacked higher than one (1) foot below the top of the wall/fence, and that equipment and vehicles are to be stored at their lowest state (Article 6.12(D)(2)(c)).

ITEMS OF BUSINESS**1711-PUD-23****Spring Mill Station SWC PUD Amendment***SW Corner of 161st Street and Spring Mill Road*

Westfield Residential Investors, LLC requests an amendment to incorporate an additional 18.39 acres +/- into the Spring Mill Station SWC PUD District and to establish standards for the new acreage.

Howard summarized this request for an amendment to incorporate an additional acreage into the Spring Mill Station SWC PUD District and to establish standards for the new acreage.

Hoover added that this project has the full support of the Spring Mill Station Task Group.

Motion: Forward 1711-PUD-23 to the City Council with a favorable recommendation.

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Motion: Maue; Second: Willis. Motion passed. Vote: 9-0.

1712-PUD-24**Westchester PUD***East side of Towne Road, between 156th Street and 166th Street*

Platinum Properties Management Company, LLC by Nelson and Frankenberger, LLC requests a change in zoning of approximately 309 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westchester PUD District.

Todd presented an overview of this request for a change in zoning for the proposed Westchester PUD District. He stated that the petitioner has made modifications that will be presented tonight.

Jon Dobosiewicz, with Nelson & Frankenberger, on behalf of the petitioner, presented an overview of this proposed project. He stated that the petitioner has made modifications to the plan, including: revisions to Area A to require lots facing perimeter streets and homes with side load or courtyard load garages; the overall number of homes has been reduced from 360 to 340; the overall density has been reduced to 1.1 dwelling units/acre; the minimum square footage of homes has been increased in both Areas A and B; and language has been added to the PUD specifying how the common area in Area C will be regulated. He also addressed architectural standards in Area B, buffer yards within Area A and Area B, home-designs for empty nesters, and that the overall project includes approximately 160 acres+/- of open space (which includes the golf course - in Area C along the park/playground space in Area A).

Dobosiewicz further stated that additional commitments have been offered, which would: 1) provide an option for the City to purchase Area C in the future; and 2) allow Westchester residents access to the neighboring Bent Creek pool and clubhouse.

Matt Cohoat, with Cohoat and O'Neal Management, addressed the golf course and driving range. He stated that the current driving range is not cost effective or efficient, indicating that it provides less than 2% of the golf course's total revenue. He said that driving ranges are best used for teaching, not practicing. He further stated that using technology for teaching is more efficient and effective. He stated that the practice range would not be completely eliminated from Wood Wind under this proposal, but would be reduced in size and relocated to another location on the property.

Paul Rioux, with Platinum Properties, presented statistics related to recent development on the west side of Westfield. He noted that the existing supply of available lots on the west side of Westfield would last approximately 16 months, based on current trends. He presented how the Westchester PUD fits within the context of the Comprehensive Plan.

Woodard asked for clarification regarding architectural requirements/enhancements to the rear of homes facing the golf course.

Dobosiewicz stated that they would clarify that the rear elevations standards in Area B apply to rear elevations facing Area C.

Woodard expressed concern regarding the buffer plan along the northern boundary. He asked if the existing pond, which is bisected by Westchester's northern property line, would be filled in or relocated.

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Dobosiewicz said that the plan is not to fill in the pond, but to enhance the area. He added that the details are not developed at this stage, but will be in the future Development Plan.

Smith asked if the golf course use is legally tied into this development. He also asked if the golf course is considered green space.

Dobosiewicz replied that the golf course is a use permitted in Area C, which would be financially supported by residents in Area A and Area B through association dues. He also stated that by definition, Area C is green space.

Smith stated his disappointed in the proposal.

Kelleher stated that this project is not consistent with the Comprehensive Plan and wants to wait for a better proposal.

Hoover disagreed that this plan is inconsistent with the Comprehensive Plan.

Hoover requested that the trim around the windows be a minimum of 5 ½ inches wide, instead of the 4 inches that are part of the PUD proposal.

Dobosiewicz committed to modify the PUD Ordinance to reflect a minimum trim requirement of 5 ½ inches.

Horkay noted that he is in support of the project.

Willis said he hopes that there will be a way to save the golf course; however, he feels that approving a project that he feels is the wrong plan is not the way to accomplish this.

Motion: Forward a negative recommendation of 1712-PUD-24, including the following modifications to the Westchester PUD Ordinance, to the City Council:

1. Section 7.1 (C) of the proposed Ordinance shall be modified so that the minimum trim width shall be 5 ½ inches.
2. Section 7.1 (K)(i) of the proposed Ordinance shall be modified so that the requirement also applies to lots adjacent to Area C.

Motion: Kelleher; Second: Willis. Motion passed. Vote: 6-3 (Hoover, Horkay, Maue).

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1712-PUD-25**GPEC PUD Amendment***601 E. 191st Street*

Onpointe Land Matters, LLC on behalf of EdgeRock Development, LLC requests an amendment to the GPEC PUD District to accommodate the construction of an approximately 68,000 SF athlete development facility and expand the PUD District to include Lot 5.

Rubadue presented a summary of this request, which is an amendment to the GPEC PUD District to accommodate the construction of an approximately 68,000 square-foot athlete development facility and to expand the PUD District to include Lot 5. She indicated that the petitioner had made some modifications to the PUD Ordinance, which include including limiting the architectural standard modifications to Lot 2. She added that structures on Lot 5 would be required to follow the UDO standards for architecture.

Woodard expressed concerns over the lack of architectural enhancements on the north sides facing 191st Street.

Kelleher asked about the plan for landscaping.

Jesse Pohlman, Onpointe Land Matters addressed these questions by referencing the standards within the UDO.

Motion: Send 1712-PUD-25 to City Council with a favorable recommendation.

Motion: Horkay; Second: Maue. Motion passed. Vote: 9-0.

CONTINUED ITEMS**1706-ODP-03 &
1706-SPP-03****Penske Subdivision***17200 Foundation Parkway*

526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.

**1712-PUD-26
[PUBLIC HEARING]****Hittle at ThirtyOne PUD***SW Corner of US 31 & 191st Street*

Pryam, LLC by Onpointe Land Matters, LLC requests a change in zoning of approximately 12.2 acres +/- from the AG-SF1: Agriculture/Single-Family District and GB: General Business District to the Hittle at ThirtyOne PUD District.

**1712-ODP-13 &
1712-SPP-13****Hittle at ThirtyOne***SW Corner of US 31 & 191st Street*

Pryam, LLC by Onpointe Land Matters, LLC requests an Overall Development Plan and Primary Plat review for three (3) commercial lots on approximately 12.2 acres +/- in the proposed Hittle at ThirtyOne PUD District.

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REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Willis. Motion passed. Vote: 9-0.

The meeting adjourned at 8:32 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

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